



September 2014

Area Delimited by Zipcode 73044 - Residential Property Type

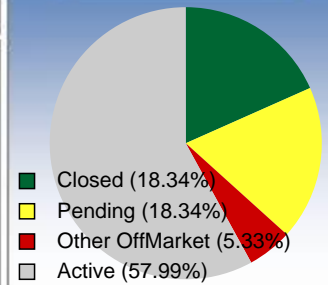


Absorption: Last 12 months, an Average of **25** Sales/Month

Active Inventory as of September 30, 2014 = **98**

	SEPTEMBER		
	2013	2014	+/- %
Closed Listings	40	31	-22.50%
Pending Listings	24	31	29.17%
New Listings	40	28	-30.00%
Median List Price	167,450	150,000	-10.42%
Median Sale Price	160,500	144,500	-9.97%
Median Percent of List Price to Selling Price	98.50%	96.95%	-1.57%
Median Days on Market to Sale	36.50	31.00	-15.07%
End of Month Inventory	129	98	-24.03%
Months Supply of Inventory	5.69	3.96	-30.43%

Market Activity



Monthly Inventory Analysis

Report Produced on: Oct 06, 2014

Data from the Oklahoma City Metropolitan Association of REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2014 decreased **24.03%** to 98 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **3.96** MSI for this period.

Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **9.97%** in September 2014 to \$144,500 versus the previous year at \$160,500.

Median Days on Market Shortens

The median number of **31.00** days that homes spent on the market before selling decreased by 5.50 days or **15.07%** in September 2014 compared to last year's same month at **36.50** DOM.

Sales Success for September 2014 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 28 New Listings in September 2014, down **30.00%** from last year at 40. Furthermore, there were 31 Closed Listings this month versus last year at 40, a **-22.50%** decrease.

Closed versus Listed trends yielded a **110.7%** ratio, up from last year's September 2014 at **100.0%**, a **10.71%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office: OKC Metro Assn of REALTORS
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

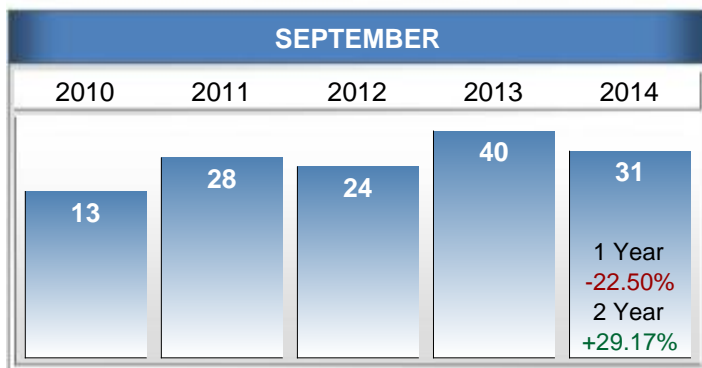
Closed Sales as of Oct 05, 2014



Closed Listings

Report Produced on: Oct 06, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	3	9.68%	28.0	2	1	0	0
\$30,001 - \$40,000	1	3.23%	5.0	0	0	1	0
\$40,001 - \$80,000	6	19.35%	15.5	1	4	1	0
\$80,001 - \$190,000	8	25.81%	37.5	0	6	2	0
\$190,001 - \$230,000	6	19.35%	54.5	0	4	2	0
\$230,001 - \$250,000	2	6.45%	58.0	0	0	2	0
\$250,001 and up	5	16.13%	25.0	0	3	1	1
Total Closed Units:	31		31.0	3	18	9	1
Total Closed Volume:	4,699,240			103.00K	2.79M	1.51M	297.24K
Median Closed Price:	\$144,500			\$27,500	\$142,250	\$200,000	\$297,239

Closed Listings

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Monthly Inventory Analysis

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September 2014

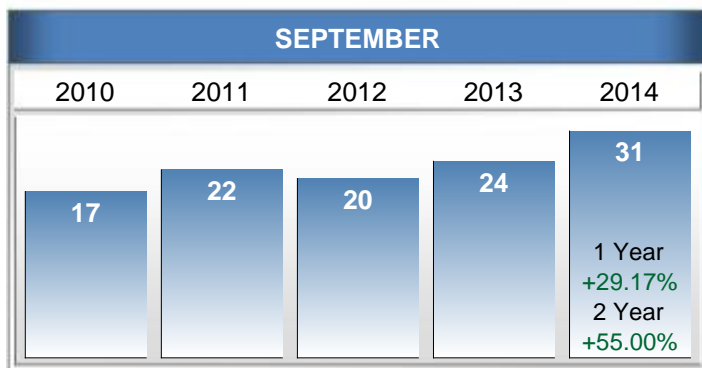
Pending Listings as of Oct 05, 2014



Pending Listings

Report Produced on: Oct 06, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings

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PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$40,000 and less	0	0.00%	25.0	0	0	0	0
\$40,001 \$60,000	6	19.35%	59.0	1	4	1	0
\$60,001 \$70,000	3	9.68%	11.0	2	1	0	0
\$70,001 \$170,000	9	29.03%	40.0	0	7	2	0
\$170,001 \$200,000	7	22.58%	64.0	1	4	2	0
\$200,001 \$210,000	0	0.00%	64.0	0	0	0	0
\$210,001 and up	6	19.35%	53.5	0	2	3	1
Total Pending Units:	31		54.0	4	18	8	1
Total Pending Volume:	4,456,969			375.18K	2.60M	1.27M	219.90K
Median Listing Price:	\$149,900			\$69,700	\$149,900	\$200,000	\$219,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

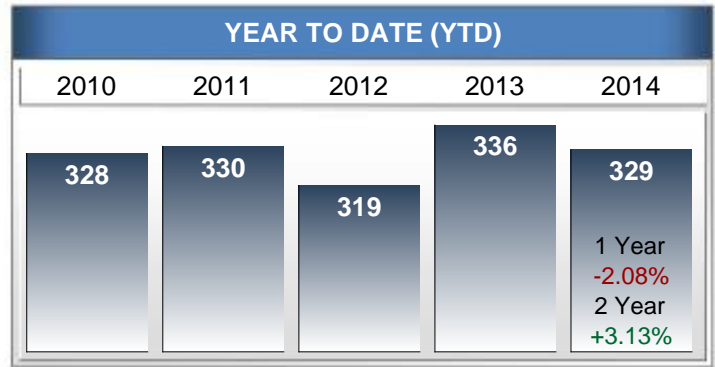
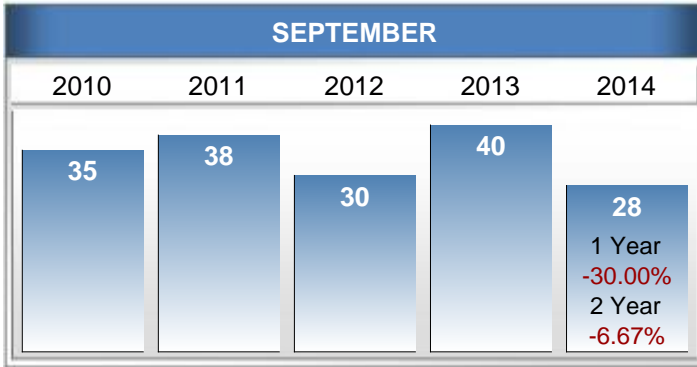
New Listings as of Oct 05, 2014



New Listings

Report Produced on: Oct 06, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings

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NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	2	7.14%	1	1	0	0
\$50,001 - \$75,000	2	7.14%	2	0	0	0
\$75,001 - \$100,000	4	14.29%	0	3	1	0
\$100,001 - \$175,000	7	25.00%	0	5	1	1
\$175,001 - \$200,000	4	14.29%	1	2	1	0
\$200,001 - \$375,000	7	25.00%	0	2	3	2
\$375,001 and up	2	7.14%	0	2	0	0
Total New Listed Units:	28		4	15	6	3
Total New Listed Volume:	5,073,777		373.28K	2.87M	1.12M	708.80K
Median New Listed Listing Price:	\$164,950		\$68,750	\$164,900	\$206,250	\$223,900



Monthly Inventory Analysis

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September 2014

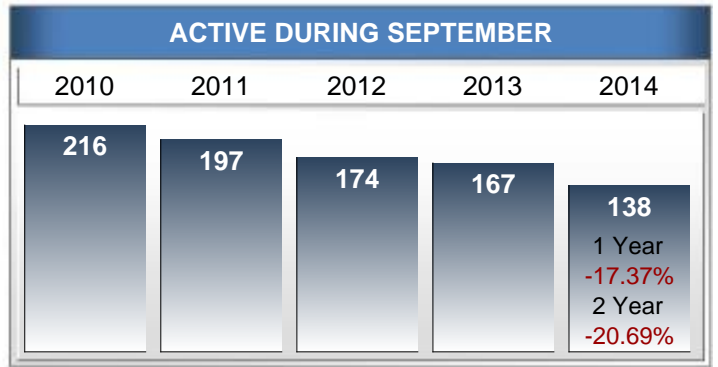
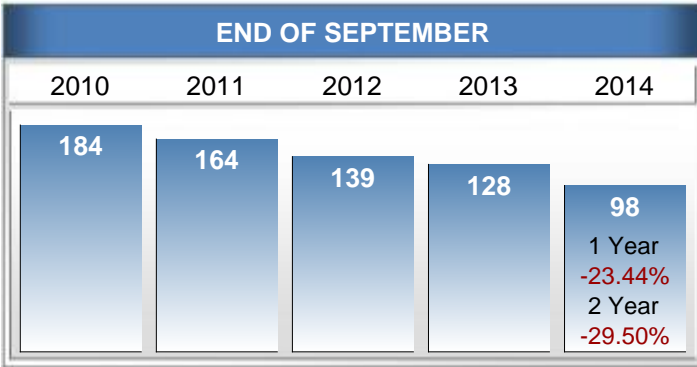
Active Inventory as of Oct 05, 2014



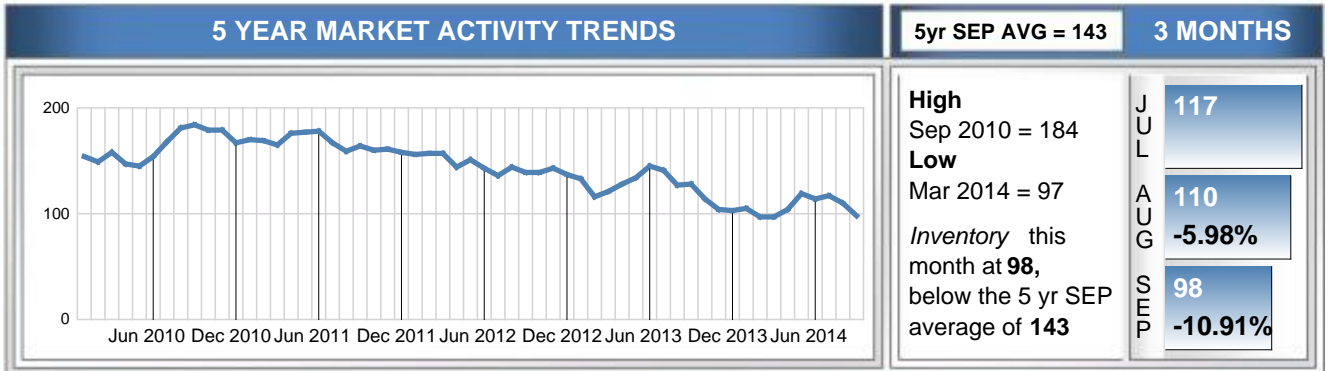
Active Inventory

Report Produced on: Oct 06, 2014

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Active Inventory



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	7	7.14%	99.0	3	3	1	0		
\$50,001 - \$70,000	15	15.31%	186.0	5	10	0	0		
\$70,001 - \$100,000	14	14.29%	90.0	2	12	0	0		
\$100,001 - \$170,000	22	22.45%	62.5	0	15	4	3		
\$170,001 - \$220,000	16	16.33%	72.5	0	7	9	0		
\$220,001 - \$250,000	14	14.29%	36.5	0	4	8	2		
\$250,001 and up	10	10.20%	87.5	0	6	0	4		
Total Active Inventory by Units:				98	82.0	10	57	22	9
Total Active Inventory by Volume:				17,551,291		581.80K	9.58M	4.27M	3.12M
Median Active Inventory Listing Price:				\$149,900		\$59,500	\$127,000	\$218,700	\$230,000

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2014

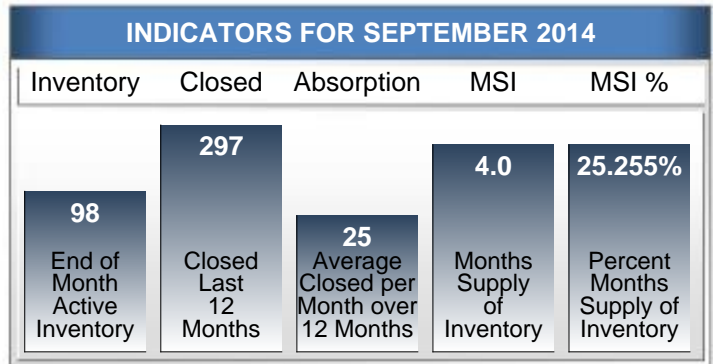
Active Inventory as of Oct 05, 2014



Months Supply of Inventory

Report Produced on: Oct 06, 2014

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Months Supply

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MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	7	7.14%	2.7	3.3	3.0	1.7	0.0
\$50,001 - \$70,000	15	15.31%	6.2	10.0	6.7	0.0	0.0
\$70,001 - \$100,000	14	14.29%	6.7	4.8	8.0	0.0	0.0
\$100,001 - \$170,000	22	22.45%	3.2	0.0	3.0	2.5	18.0
\$170,001 - \$220,000	16	16.33%	2.4	0.0	1.8	3.7	0.0
\$220,001 - \$250,000	14	14.29%	7.0	0.0	3.2	10.7	0.0
\$250,001 and up	10	10.20%	4.4	0.0	4.8	0.0	16.0
MSI:				5.0	3.7	3.5	9.8
Total Active Inventory:				10	57	22	9



Monthly Inventory Analysis

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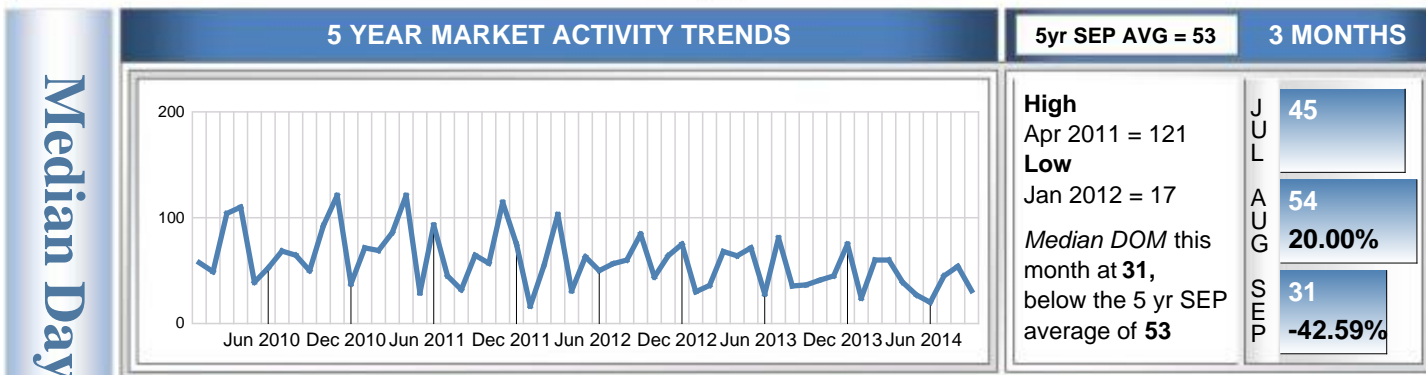
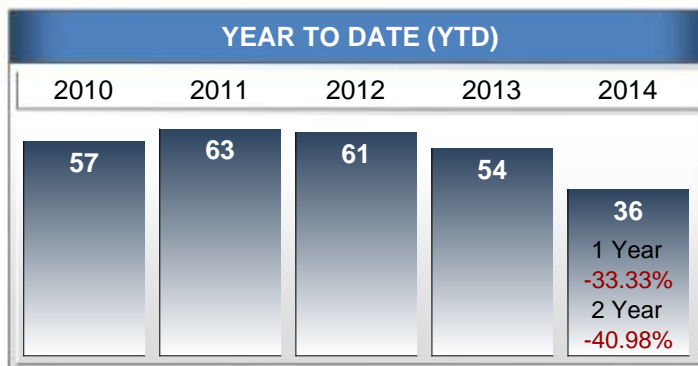
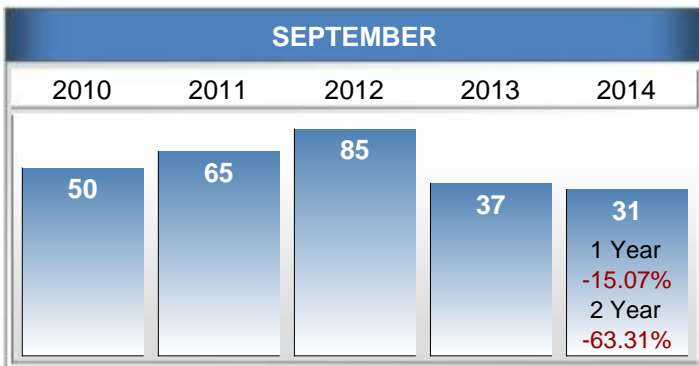
Closed Sales as of Oct 05, 2014



Median Days on Market to Sale

Report Produced on: Oct 06, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Median Days on Market

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MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range				%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	3			9.68%	28.0	60.0	28.0	0.0	0.0
\$30,001 - \$40,000	1			3.23%	5.0	0.0	0.0	5.0	0.0
\$40,001 - \$80,000	6			19.35%	15.5	20.0	12.0	48.0	0.0
\$80,001 - \$190,000	8			25.81%	37.5	0.0	32.0	209.0	0.0
\$190,001 - \$230,000	6			19.35%	54.5	0.0	54.5	52.0	0.0
\$230,001 - \$250,000	2			6.45%	58.0	0.0	0.0	58.0	0.0
\$250,001 and up	5			16.13%	25.0	0.0	72.0	25.0	17.0
Median Closed DOM:					31.0	20.0	31.0	42.0	17.0
Total Closed Units:					31	3	18	9	1
Total Closed Volume:					4,699,240	103.00K	2.79M	1.51M	297.24K



Monthly Inventory Analysis

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September 2014

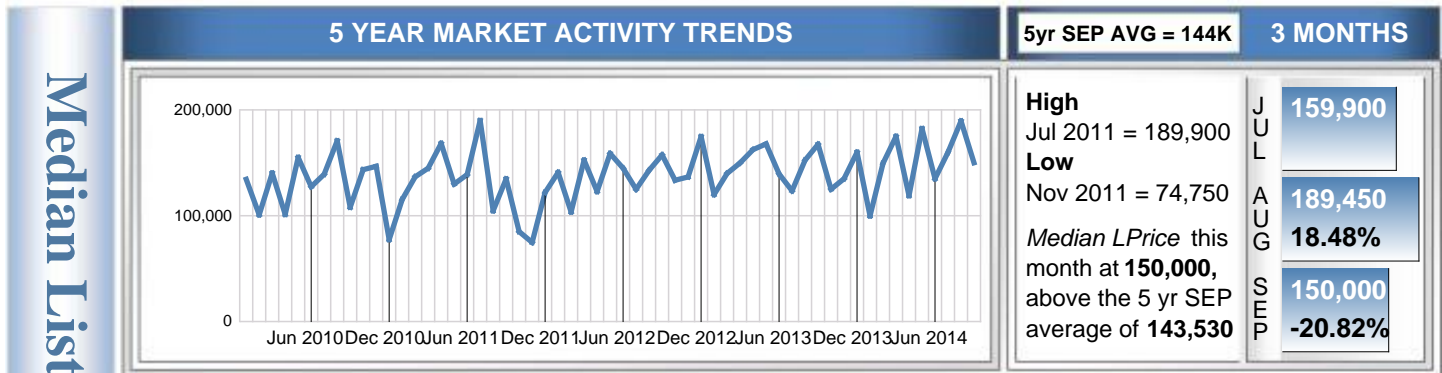
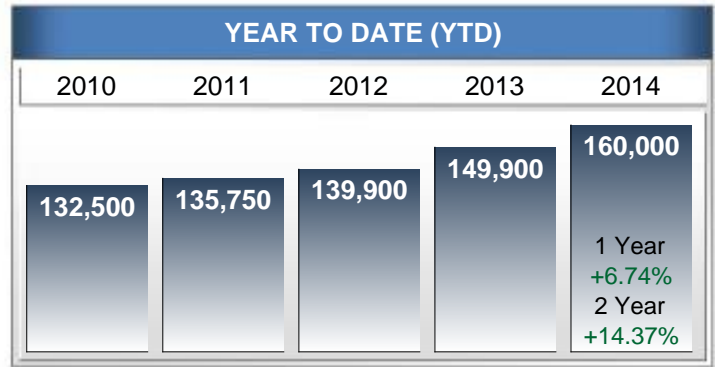
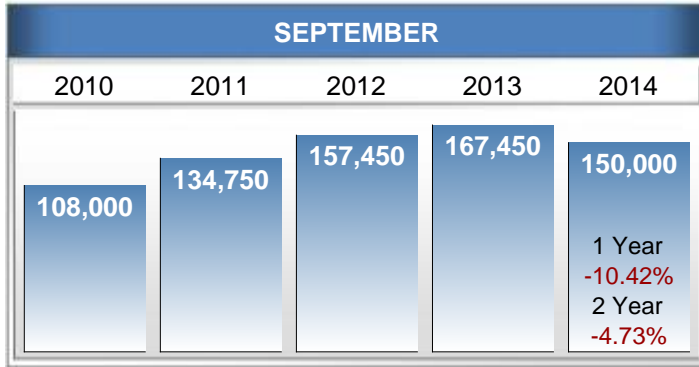
Closed Sales as of Oct 05, 2014



Median List Price at Closing

Report Produced on: Oct 06, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

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MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	2		6.45%	19,200	8,500	29,900	0	0
\$30,001 \$40,000	2		6.45%	32,200	32,900	0	31,500	0
\$40,001 \$80,000	6		19.35%	61,050	72,000	59,950	52,200	0
\$80,001 \$190,000	8		25.81%	142,450	0	142,450	138,450	0
\$190,001 \$230,000	7		22.58%	203,080	0	199,900	225,000	0
\$230,001 \$250,000	1		3.23%	248,900	0	0	248,900	0
\$250,001 and up	5		16.13%	279,900	0	324,900	254,900	279,900
Median List Price:		\$150,000			\$32,900	\$149,950	\$203,080	\$279,900
Total Closed Units:		31			3	18	9	1
Total List Volume:		4,756,722			113.40K	2.84M	1.52M	279.90K



Monthly Inventory Analysis

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September 2014

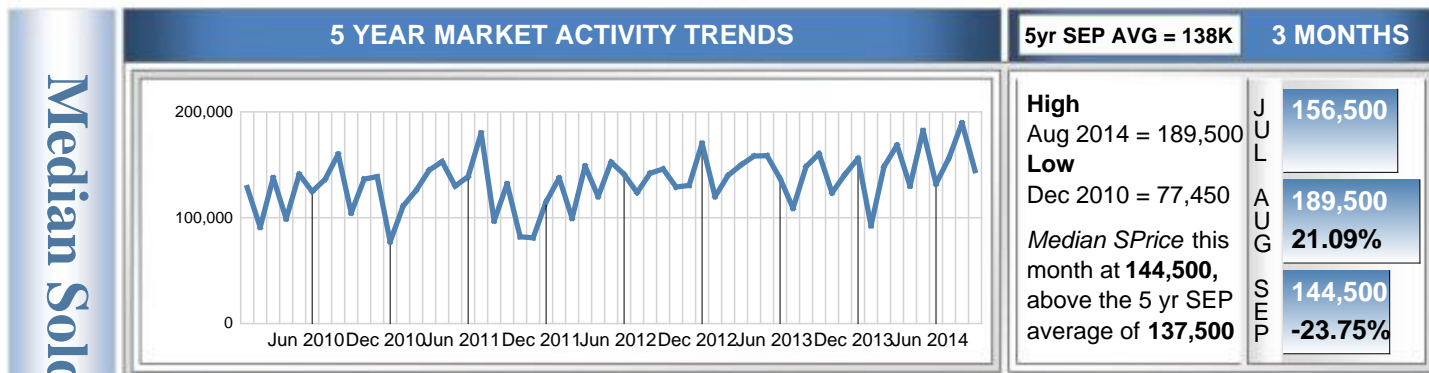
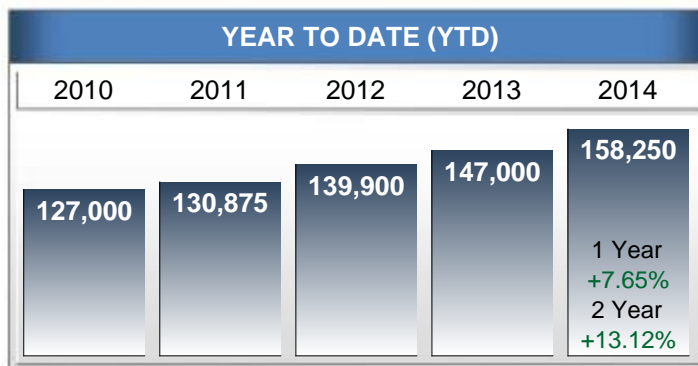
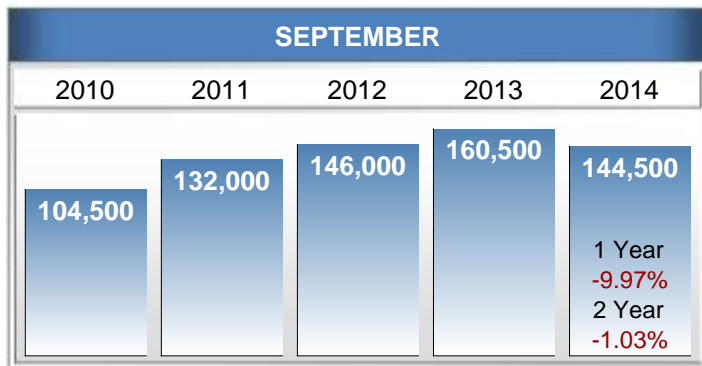
Closed Sales as of Oct 05, 2014



Median Sold Price at Closing

Report Produced on: Oct 06, 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Median Sold Price

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MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$S	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	3		9.68%	26,000	18,000	26,000	0	0
\$30,001 \$40,000	1		3.23%	35,010	0	0	35,010	0
\$40,001 \$80,000	6		19.35%	57,935	67,000	56,750	48,870	0
\$80,001 \$190,000	8		25.81%	134,250	0	134,250	132,950	0
\$190,001 \$230,000	6		19.35%	200,500	0	197,121	211,668	0
\$230,001 \$250,000	2		6.45%	240,585	0	0	240,585	0
\$250,001 and up	5		16.13%	297,239	0	315,000	254,900	297,239
Median Closed Price:	\$144,500				\$27,500	\$142,250	\$200,000	\$297,239
Total Closed Units:	31				3	18	9	1
Total Closed Volume:	4,699,240				103.00K	2.79M	1.51M	297.24K



Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

September 2014

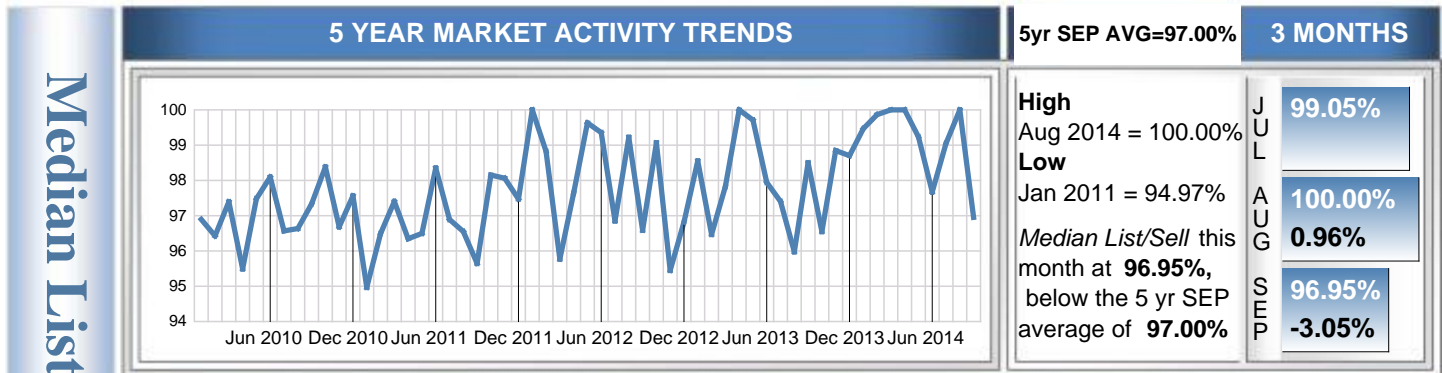
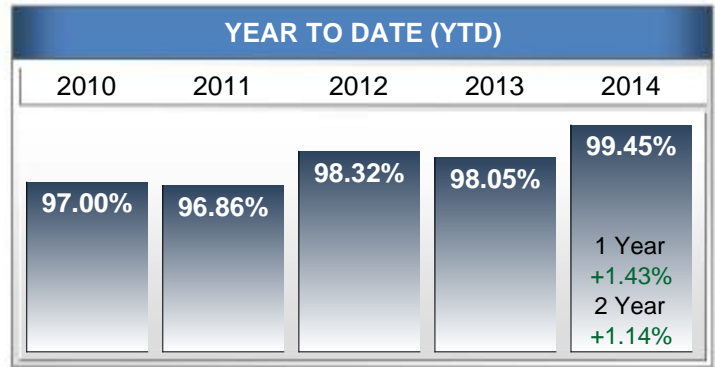
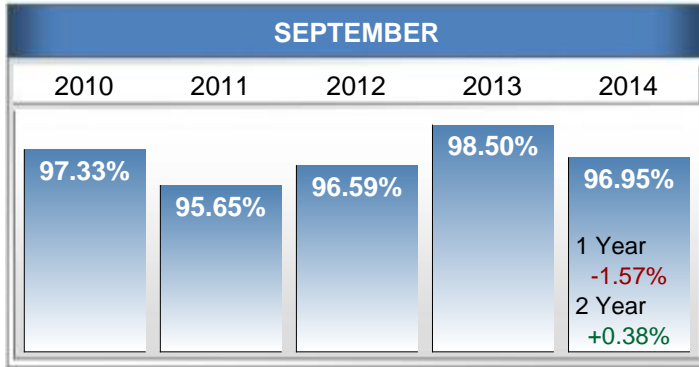
Closed Sales as of Oct 05, 2014



Median Percent of List Price to Selling Price

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Median List/Sell Price

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MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	3	9.68%	86.96%	91.79%	86.96%	0.00%	0.00%
\$30,001 \$40,000	1	3.23%	111.14%	0.00%	0.00%	111.14%	0.00%
\$40,001 \$80,000	6	19.35%	94.67%	93.06%	95.85%	93.62%	0.00%
\$80,001 \$190,000	8	25.81%	95.76%	0.00%	95.76%	95.32%	0.00%
\$190,001 \$230,000	6	19.35%	97.89%	0.00%	97.89%	99.43%	0.00%
\$230,001 \$250,000	2	6.45%	100.52%	0.00%	0.00%	100.52%	0.00%
\$250,001 and up	5	16.13%	100.00%	0.00%	98.44%	100.00%	106.19%
Median List/Sell Ratio:	96.95%			93.06%	96.16%	100.00%	106.19%
Total Closed Units:	31			3	18	9	1
Total Closed Volume:	4,699,240			103.00K	2.79M	1.51M	297.24K



Monthly Inventory Analysis

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Inventory as of Oct 05, 2014



Market Summary

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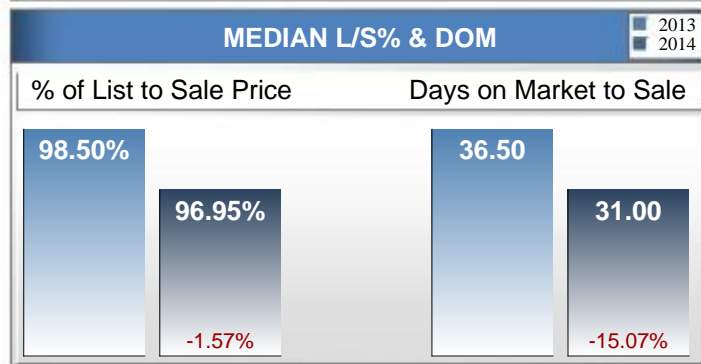
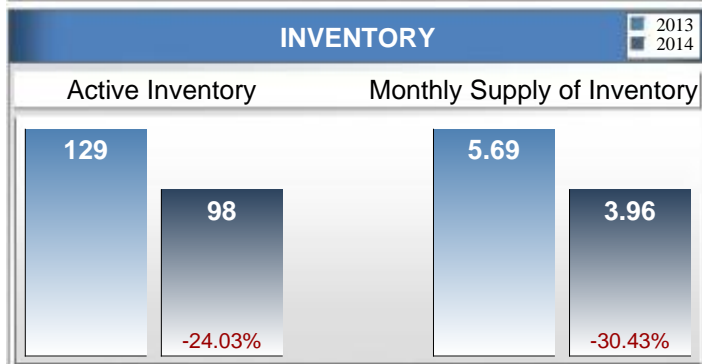
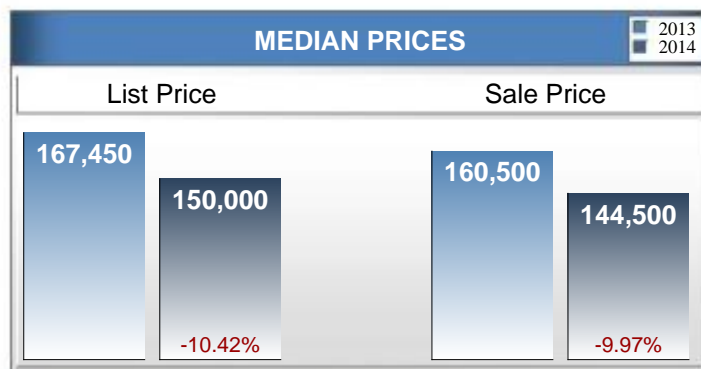
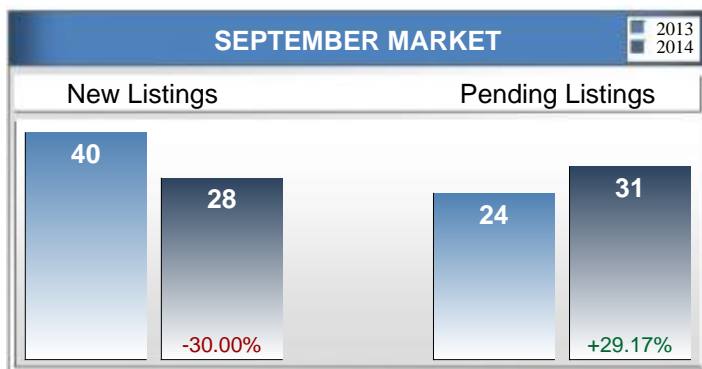
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Absorption: Last 12 months, an Average of 25 Sales/Month

Active Inventory as of September 30, 2014 = 98

	SEPTEMBER			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	40	31	-22.50%	221	224	1.36%
Pending Sales	24	31	29.17%	224	253	12.95%
New Listings	40	28	-30.00%	336	329	-2.08%
Median List Price	167,450	150,000	-10.42%	149,900	160,000	6.74%
Median Sale Price	160,500	144,500	-9.97%	147,000	158,250	7.65%
Median Percent of List Price to Selling Price	98.50%	96.95%	-1.57%	98.05%	99.45%	1.43%
Median Days on Market to Sale	36.50	31.00	-15.07%	54.00	36.00	-33.33%
Monthly Inventory	129	98	-24.03%	129	98	-24.03%
Months Supply of Inventory	5.69	3.96	-30.43%	5.69	3.96	-30.43%





September 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

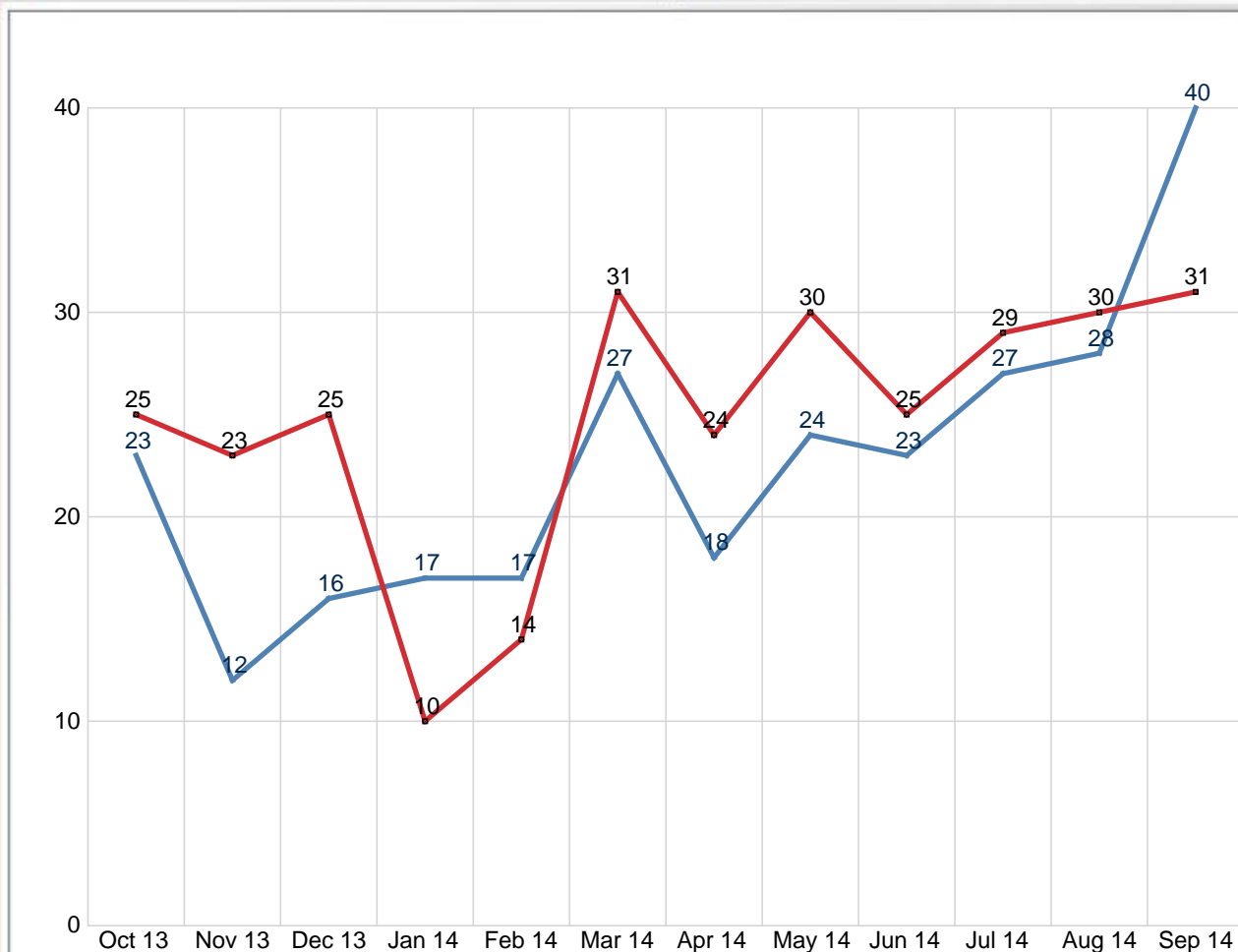
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Market Trends

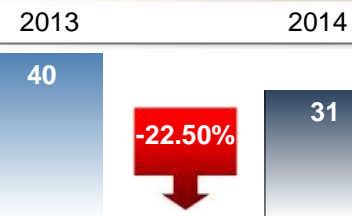
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■ September 2014 - September 2014 (Current Year with Values) ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

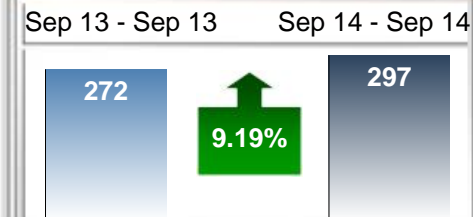
SEPTEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





September 2014

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Closed Sales by Volume

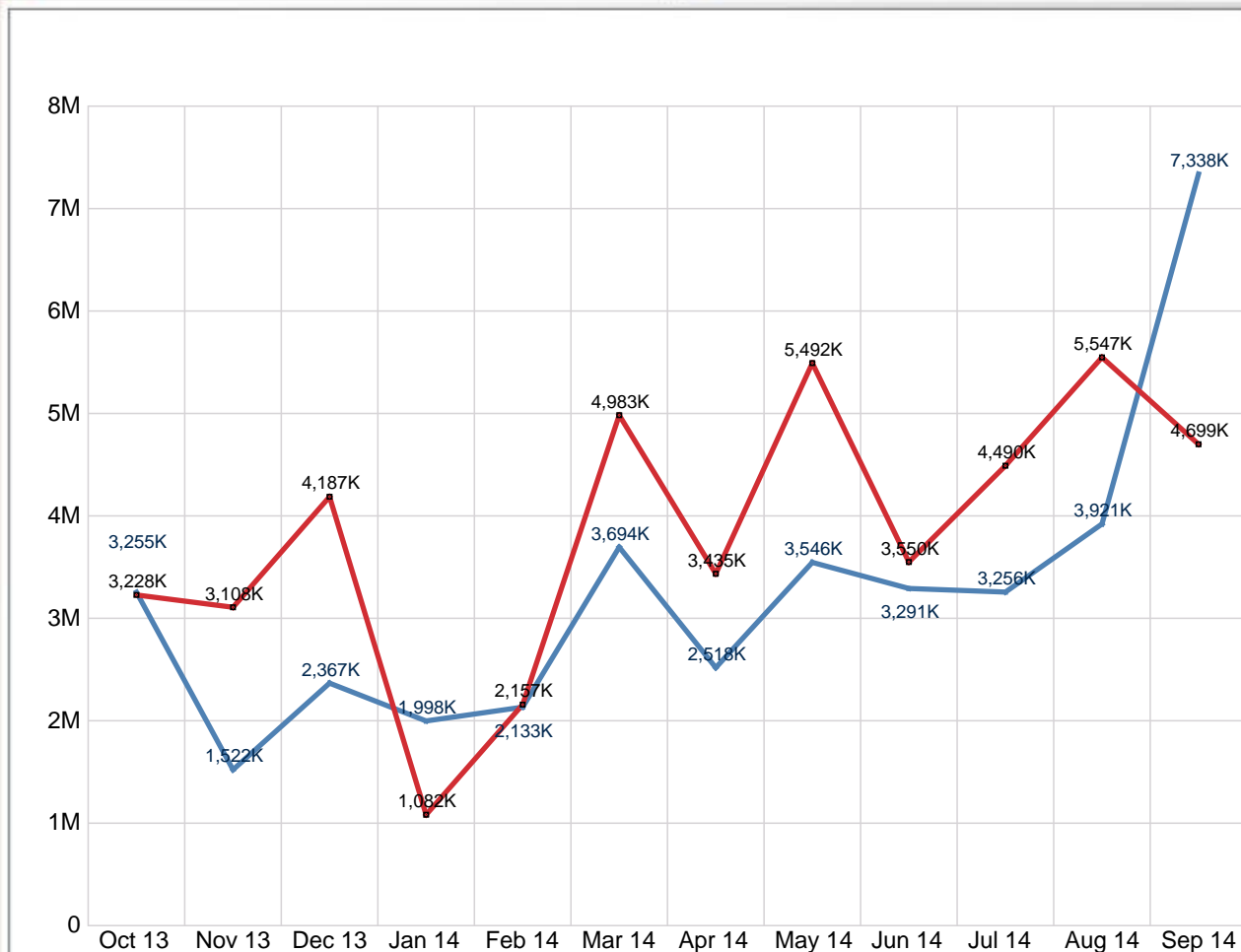
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

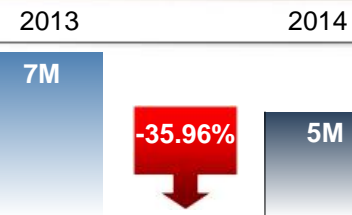
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

■ September 2014 - September 2014 (Current Year with Values)
 ■ September 2013 - September 2013 (Previous Year)



Comparative Analysis

SEPTEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





September 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

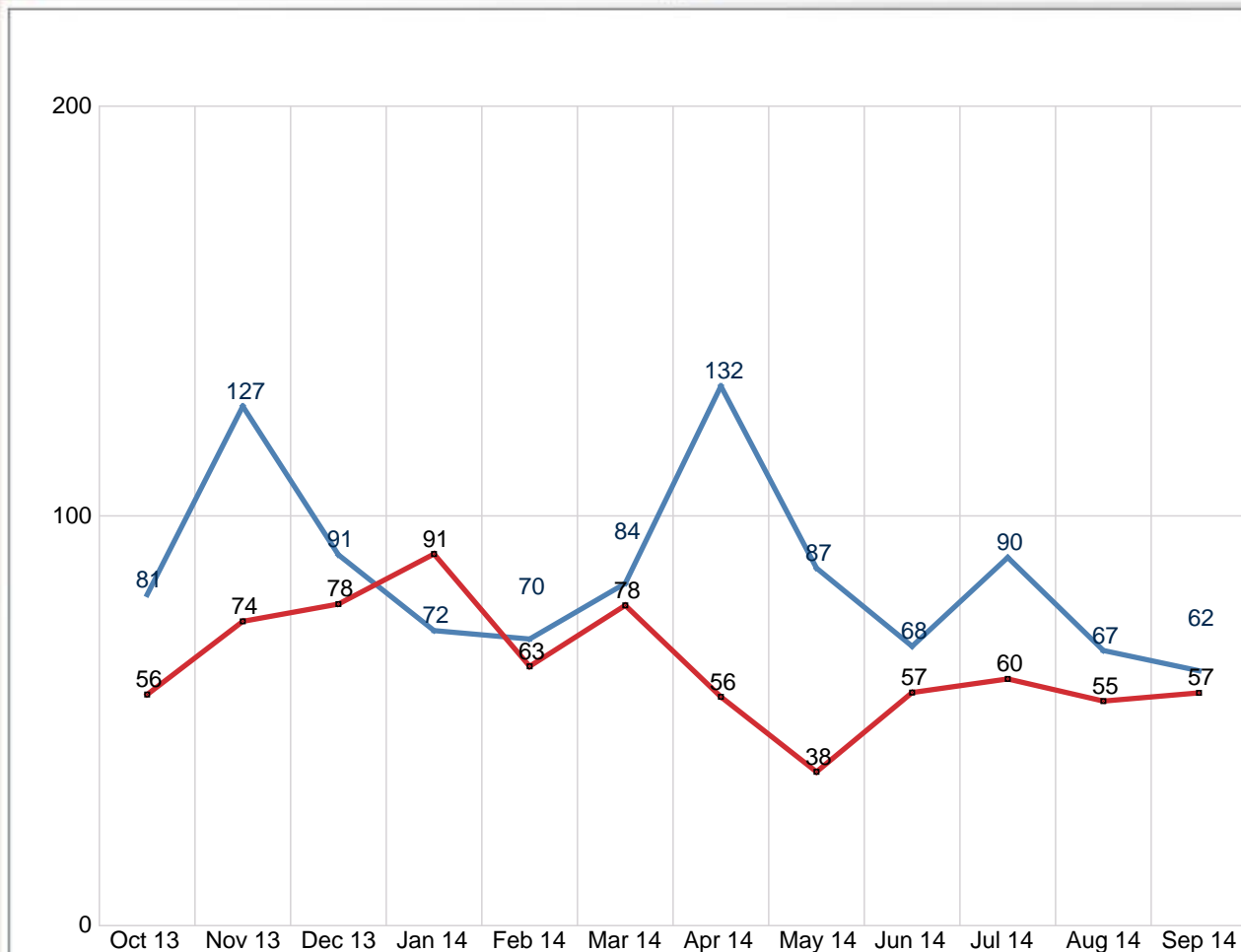
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Report Produced on: Oct 06, 2014

Market Trends

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Comparative Analysis

SEPTEMBER

2013	2014
62	57
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.67%</div> 	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
79	59
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-25.25%</div> 	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
82	62
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-24.77%</div> 	



September 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

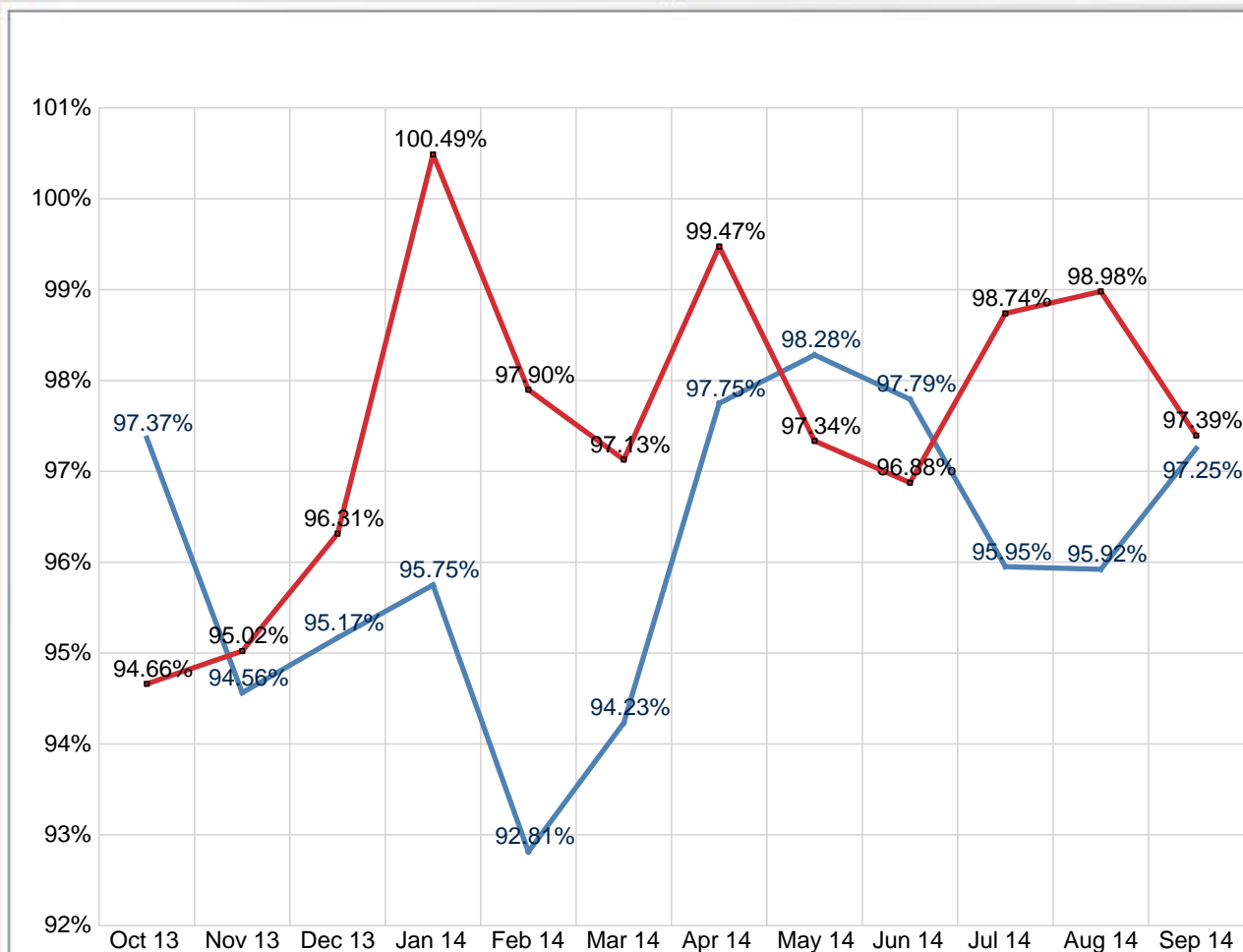
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Market Trends

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Comparative Analysis

SEPTEMBER

2013	2014
97.25%	97.39%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.15%</div>	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
96.31%	98.07%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">1.83%</div>	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
96.25%	97.40%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">1.19%</div>	



September 2014

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

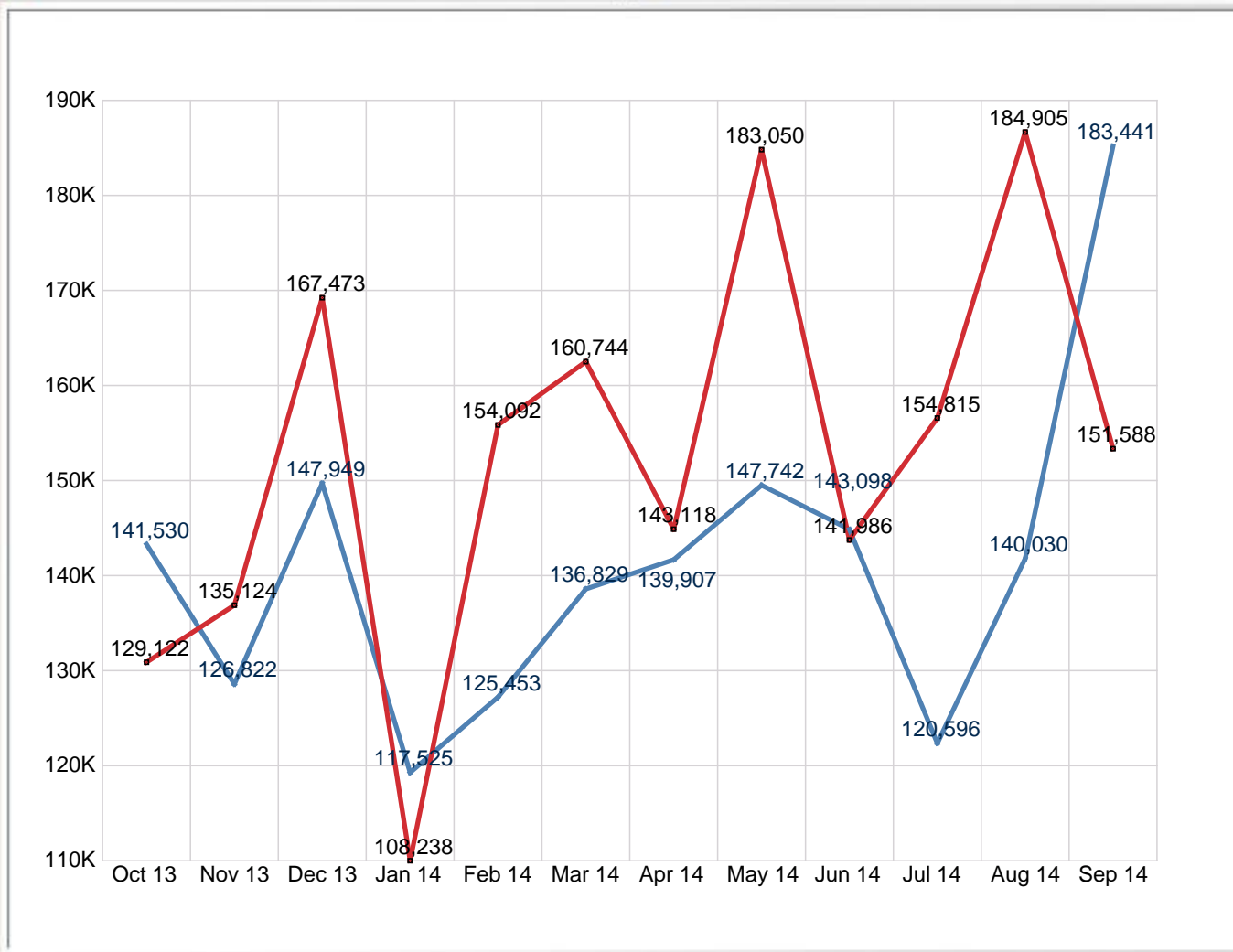
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Market Trends

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Comparative Analysis

SEPTEMBER

2013	2014
183,441	151,588
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-17.36%</div>	

YEAR TO DATE (YTD)

Jan - Sep 2013	Jan - Sep 2014
143,416	158,191
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">10.30%</div>	

12 MONTH COMPARATIVE

Sep 13 - Sep 13	Sep 14 - Sep 14
142,791	154,739
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">8.37%</div>	